



**176,105 SF
AVAILABLE**

50,000-176,105 SF (DIVISIBLE)

11301 ROOSEVELT BOULEVARD

PHILADELPHIA, PA 19154

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John Gartland
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LOCAL ACCESS

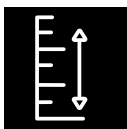
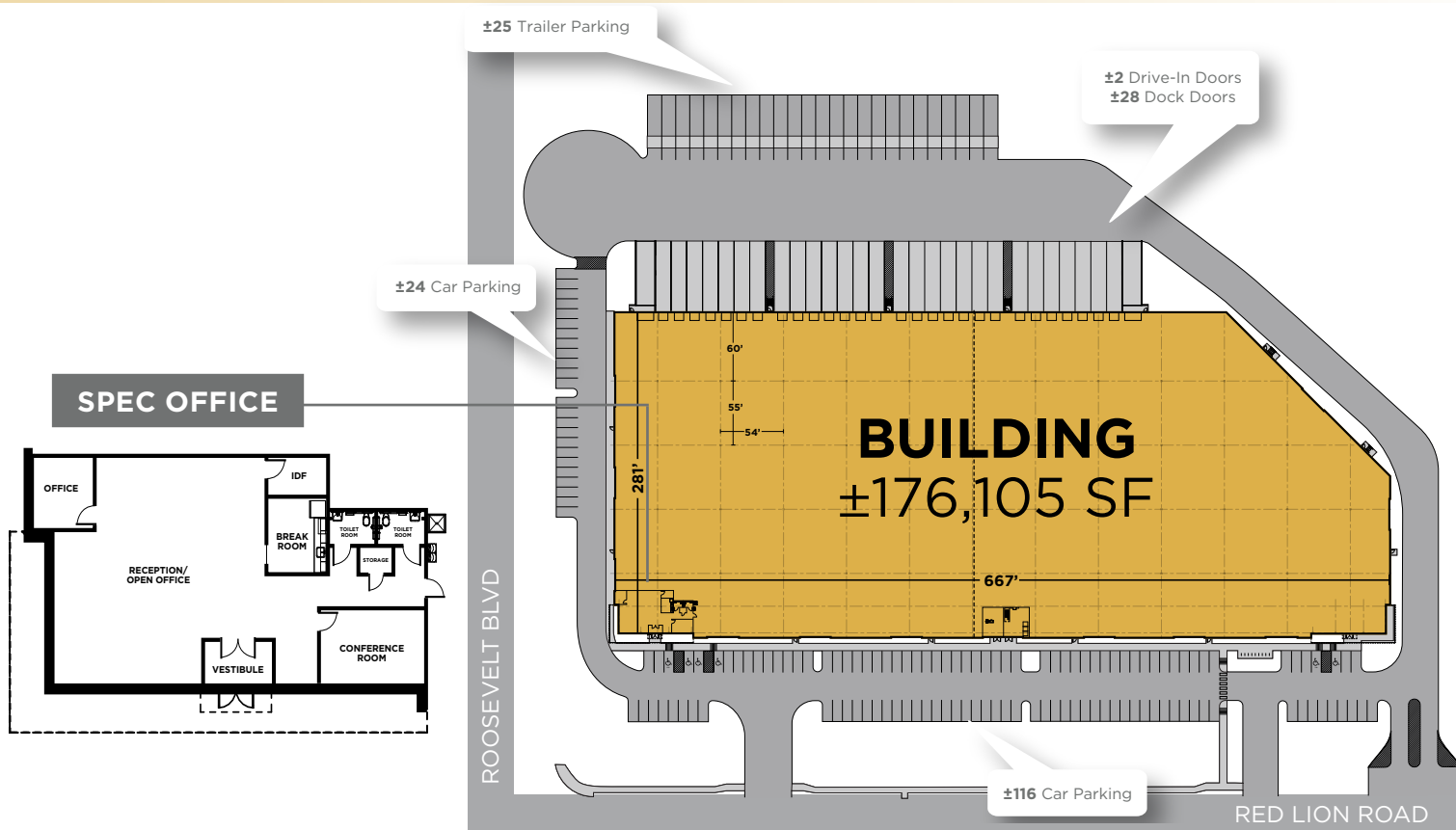
11301 Roosevelt Boulevard



CORPORATE NEIGHBORS



SITE SPECIFICATIONS



36'
CLEAR
HEIGHT



131
CAR PARKING
SPACES



I-2
MEDIUM
INDUSTRIAL
ZONING



28
DOCK DOORS



25
TRAILER
STALLS



2
DRIVE-IN
DOORS

SPECS

Building Size:	176,105 SF Total (50,000 - 176,105 SF Divisible)	Building Depth:	280'
Acreage:	14.5 Acres	Car Parking:	131 Spaces
Office SF:	±2,300 SF	Trailer Parking:	25 Stalls
Clear Height:	36'	Sprinkler System:	ESFR
Loading Docks:	28	Lighting:	LED
Drive-In Doors:	2	Power:	2,000 AMPS, 277/480v (expandable)
Column Spacing:	54' x 55'	Zoning:	I-2 (Medium Industrial)

SITE LOCATION

11301 Roosevelt Boulevard



DEMOGRAPHICS



203,321+
**BLUE COLLAR
POPULATION**



2,128,952
POPULATION



\$75,303
MEDIAN INCOME



87,324+
**WAREHOUSE
WORKERS**

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LOVETT
INDUSTRIAL

 **CUSHMAN &
WAKEFIELD**